

AIFORERA WEBINAR SERIES

Sixth AIFORERA Webinar Edition

Date: 06th September 2021

Speaker: Mr. Irfan A. Kazi, Chief Investment Officer -
SWAMIH Investment Fund

Theme: SWAMIH - Funding for Stressed Residential Real
Estate



Summary of the 6th AIFORERA Webinar

The Sixth AIFORERA webinar featured a presentation titled, 'SWAMIH - Funding for Stressed Residential Real Estate' by a Mr. Irfan A. Kazi, Chief Investment Officer - SWAMIH Investment Fund. The webinar introduced to participants the Special Window for Affordable & Mid-Income Housing (SWAMIH) Fund, launched by the Government of India in 2019.

The webinar briefly covered the following:

- **About the fund:** Special Window for Affordable & Mid-Income Housing (SWAMIH) finances stalled housing projects situated across India. Currently the fund is operational in 36 cities - 8 metro cities and 28 non- metro cities.
- **Type of Fund:** The fund was set up as a Category-2 Alternative Investment Fund (AIF), registered under the Securities and Exchange Board of India (SEBI) as per SEBI (Alternative Investment Funds) Regulations, 2012.
- **Investors:** Currently, the SWAMIH investment fund has 14 investors, with the Government contributing 50 percent of the capital. The Life Insurance Corporation (LIC) and the State Bank of India (SBI) each has a 10 percent stake and the rest is being provided by various public and private sector entities.
- **Project Selection criteria for financing under SWAMIH:**
 - Stalled due to inadequate funds and close to completion (at least 30% physical work complete)
 - In the affordable and middle-income category (covers almost 94% of projects)
 - RERA registered projects
 - Net worth positive projects (including NPAs and projects undergoing NCLT proceedings)
- **Monitoring Process:** The fund provides capital only for completion of construction of stalled projects. The Investment Manager along with developer / appointed project management companies ensures that the end use of funds is only for the purpose of

completing the project. Standard financial controls for project specific expenditure are followed.

- **Impact of the fund:**

- The fund has approved over 100 projects with a potential investment of over Rs 10,000 crore till now. It has had a positive impact and is beginning to show results in terms of completed projects.

- **Limitation of the Fund**

- The question and answer session following the presentation brought out the limitation that SWAMIH can only cover stressed projects where developers continue to be in position with regard to the project. It does not cover situations where stalled projects have been taken over by houseowner associations or have been handed over to specified agencies.

To read more, please follow the below links:

- [FAQs on Special Window for Funding Stalled Affordable and Middle-Income Housing Project as Approved by Union Cabinet](#)
- [About the SWAMIH Fund](#)